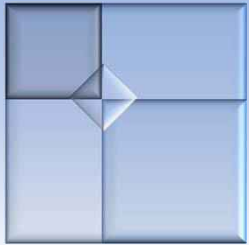


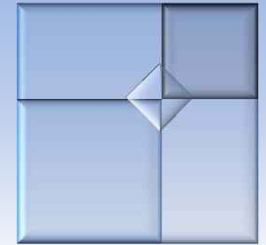


*Creating Momentum for the Seneca Rail Site*

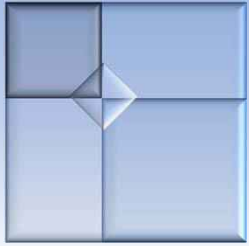
September 26, 2012



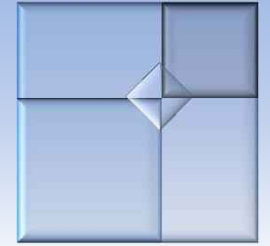
# EDC Mission Statement



The Economic Development Commission will improve the Quality of Life for the citizens of Oconee County by encouraging a Diversified Economy that attracts Industrial and Commercial investment and fosters retention of Existing Business and Industry.



# Agenda



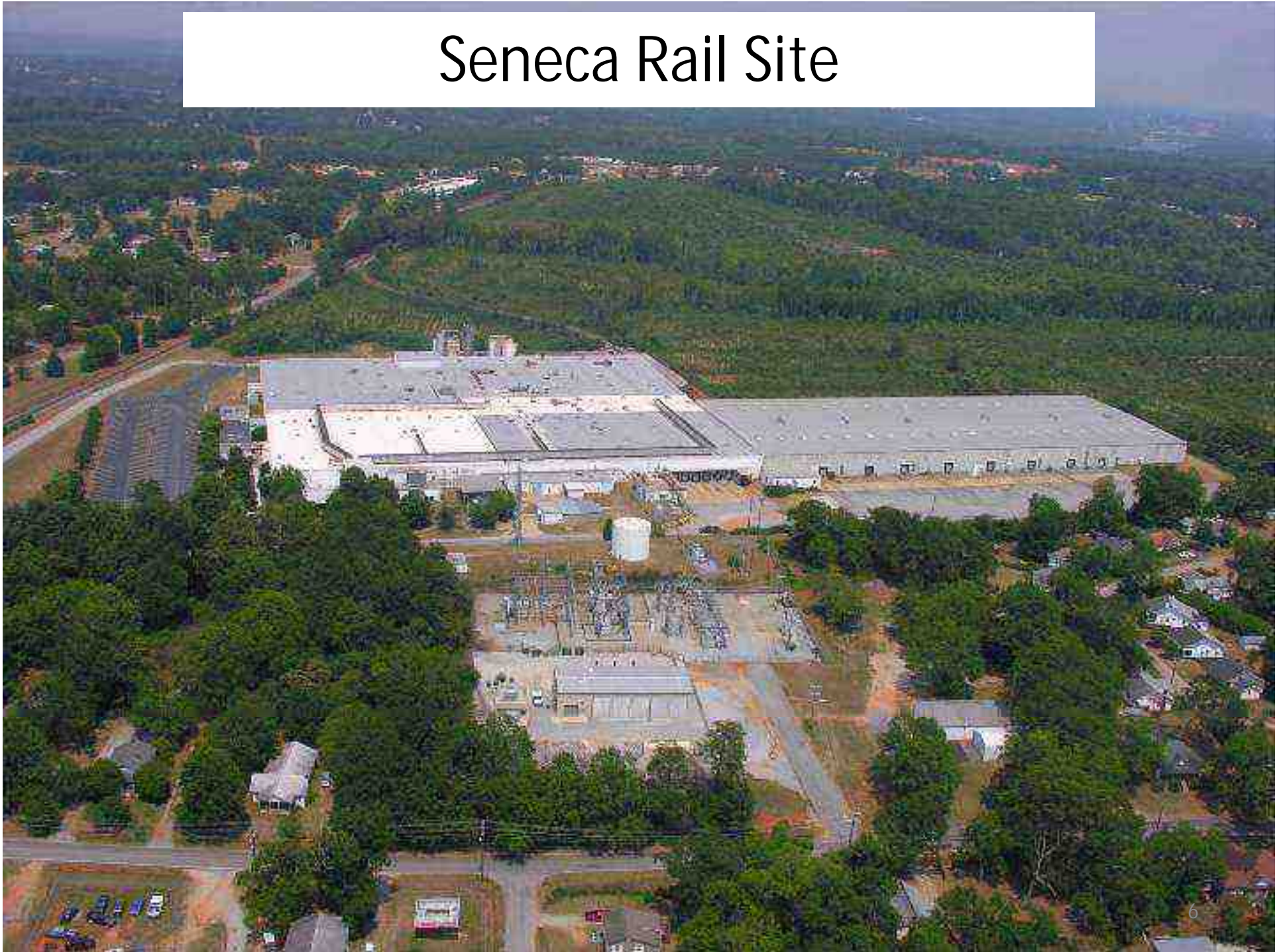
- *Product Development Discussion*
- *Potential Development on Site*
- *Costs*
- *Questions*

# PRODUCT OVERVIEW





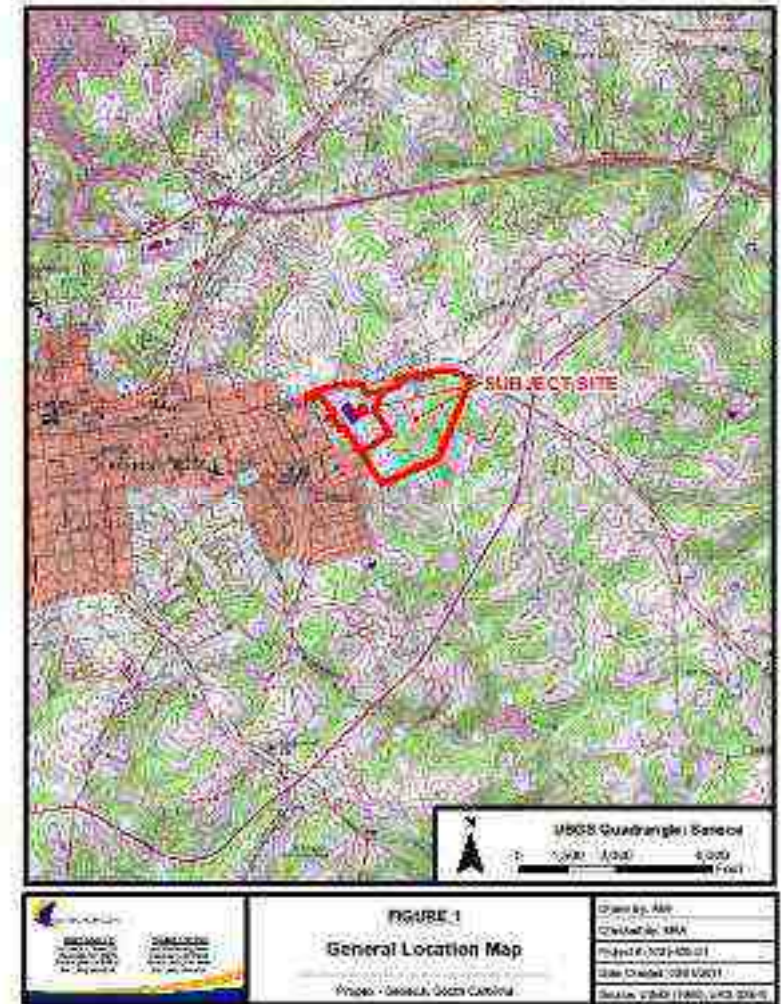
# Seneca Rail Site





# Seneca Rail Site

- Access to SC Highway 59 & 123
- 100 +/- Acres
- Served by NFS
- Within a New Market Tax Credit Zone
- Direct Access to Planned Upstate Inland Port & Access to Atlanta's Intermodal Facility
- Studies Completed on site:
  - Phase I Environmental Site Assessment
  - DHEC VCC
    - Both "Clean"



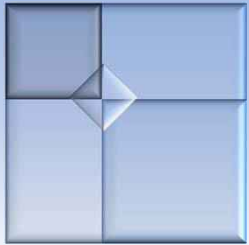
# Other Site Characteristics

- County Owned
- 15.5 miles to I-85
- 2.7m to Airport
- Zoning -> Control Free
- Soil -> Clay Loam
- Fire ISO Rating -> 4 (2.7m)

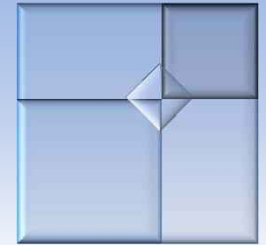


The screenshot displays a GIS application interface. At the top, there is a header with the text 'North Carolina' and 'WENSGI RAIN SPYRE DOONES'. Below the header, there is a central map area showing a property boundary in red. To the left of the map, there is a panel with various data fields, including 'Address', 'City', 'County', and 'Zoning'. To the right of the map, there is a panel with a detailed property profile, including fields for 'Main Group Name', 'County', 'Parcel ID', and 'Area'. The interface is designed for viewing and managing property information.

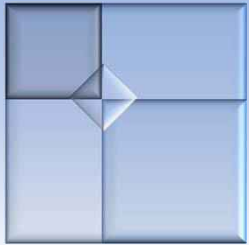




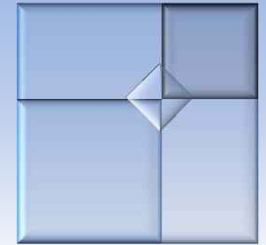
# Utilities



- Water:
  - Seneca L&W / 12in line
- Sewer:
  - Seneca L&W / 8in line
- Natural Gas:
  - Fort Hill / 3in line
- Electricity:
  - Seneca L&W / 20MVA substation on-site



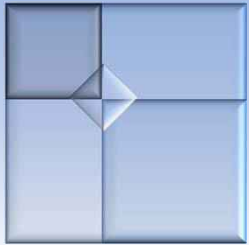
# NMTC



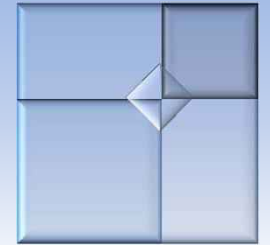
The New Markets Tax Credit Program (NMTC Program) was established by Congress in 2000 to **spur new or increased investments into operating businesses and real estate projects** located in communities.

It is a **tax credit against their Federal income tax return** in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs).

The **credit totals 39 percent of the original investment amount and is claimed over a period of seven years** (five percent for each of the first three years, and six percent for each of the remaining four years).



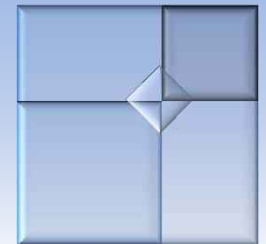
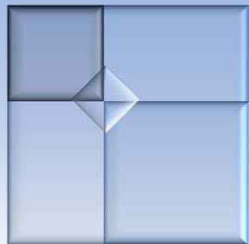
## Other Rail Sites



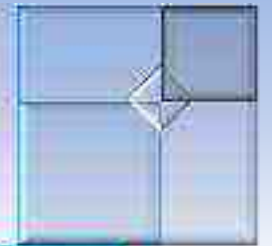
- In SC, there are 191 total rail sites of which 106 are 100 acres or more
- In Upstate SC, there are 6 total rail sites of which 4 are 100 acres or more

# POTENTIAL DEVELOPMENT

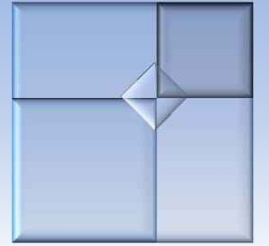
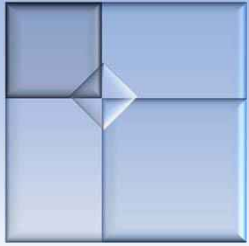




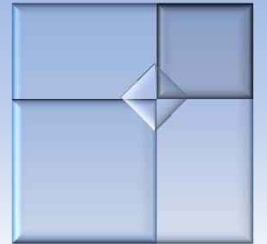
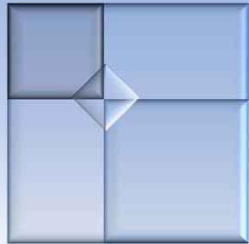












NO SCALE OR DISTANCE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR  
OTHER REQUIREMENTS IN EXCESS OF 50% (50% SCALE)  
DATE: 08/15/18 (REVISED 08/15/18)



0 50 100  
SCALE: 1" = 100' (AS SHOWN)

08/15/18 (REVISED 08/15/18)



Conceptual Site Plan  
Option 1  
Seneca Rail Site  
Oconee County, South Carolina







NOT TO SCALE. THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ALL RIGHTS ARE RESERVED.

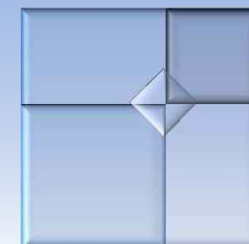
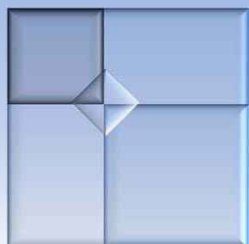


Project No. 2007-01  
 Date: 10/10/2010

**Conceptual Site Plan**  
**Option 1**  
**Seneca Rail Site**  
**Oconee County, South Carolina**







NOTE - OPEN SPACE TO BE UTILIZED TO INSTALL BUFFER, LANDSCAPE, BUFFER STORAGE AREA, REQUIRE RIGHTS OF WAY CONSIDERATION OF ENTRY AND LOCAL JURISDICTION



Conceptual Site Plan  
Option 2  
Serenca Rail Site  
Oconee County, South Carolina





# Seneca Rail Site







# Potential Costs

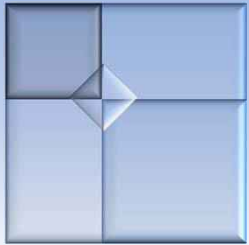


## Due Diligence Study and Preliminary Master Plan

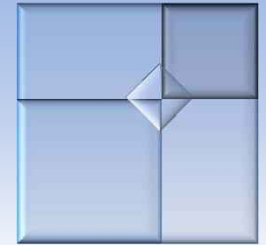
- Phase I ESA
- Protected Species Assessment
- Cultural Resource Identification Survey
- Preliminary Geotechnical Exploration
- Boundary Survey (*COMPLETE*)
- Aerial Topo Survey (2-ft contours)
- Wetland Delineation and USACE Submittal
- Wetland Survey

**Due Diligence Cost = \$45,000**





# Potential Costs



## Preliminary Master Plan

- Conceptual Site Plan(s)
- Road, Water, Wastewater, Rail Confirmation and Preliminary Cost Estimation
- Preliminary Cost Estimation to rough grade two (2) building pads based on approved conceptual site plan

**Preliminary Master Plan Cost = \$15,000**



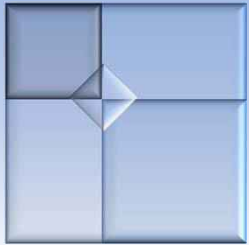
# Potential Costs



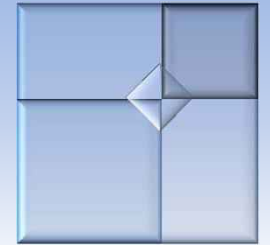
## Site Certification

- Take the site through the 3 Step process
- Compile all required attachments, mapping, reports, cost estimates, questionnaires, etc per SCDOC/MSD guidelines for each step
- Attend all Site Certification meetings
- After the Site Certification is complete, we will meet with SCDOC, MSD, Oconee County, Upstate Alliance to market and promote the site at NO COST

**Site Certification Cost = \$35,000**



# Potential Costs



## Selected Clearing and/or Underbrush Clearing

- \$2,000 per acre. (est)

## Water System Improvements

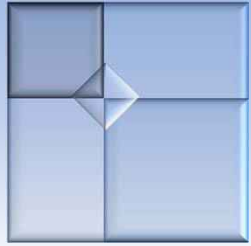
- \$165,000

## Roadway Improvements

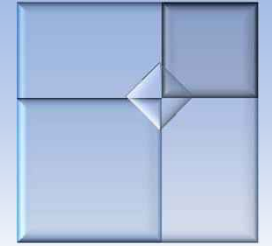
- \$1,465,000

## Rail

- \$150,000 plus \$150 per foot



# Potential Costs Summary



## Phase I of Site Development

*(All Studies, Certification, site improvements, contingency, rail spur extension into site, etc)*

Estimate at \$2,300,000





NOT TO SCALE. THIS PLAN IS FOR INFORMATION ONLY. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.



Project No. 2007-01  
 Date: 10/19/2010

**Conceptual Site Plan**  
**Option 1**  
**Seneca Rail Site**  
**Oconee County, South Carolina**



# QUESTIONS



Richard K. Blackwell

Executive Director

Oconee County Economic Development Commission

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Cell: (864) 784-5736

[www.oconeeSCedc.com](http://www.oconeeSCedc.com)





Oconee County, South Carolina  
Capital Project Advisory Committee  
Project Criteria Questionnaire

Development of Seneca Rail Site

The purpose of this document is to assist the Capital Project Advisory Committee (CPAC) in understanding and scoring proposed capital projects. The questions are based on issues evaluated by CPAC, and attempt to establish an overview of the scope of the project.

**Instructions:** Answer each of the major questions (*in bold italics*) listed in the 7 criteria categories below. All major questions must be answered with either 'yes', 'no', or 'n/a' if not applicable. For any major question answered 'yes', provide the supporting information requested in a *complete and easy to understand* narrative that addresses **each** of the related detailed questions. Use as much space as is needed. Copies of any *available* documentation (engineering estimates, quotes, plan summaries, etc.) should be submitted as necessary.

## **Criteria 1: Public Health, Safety and Mandates**

**1. Does the proposed project directly address a health and/or safety need?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the need most directly addressed by the proposed project, and how will it address the issue?
- b. Are there other possible alternatives to proposed project?
- c. Have other solutions been proposed/attempted?
- d. What secondary benefits to health and safety will result from the proposed project?

*Click on this box to insert response -box will expand as needed:*

**2. Does the proposed project address a federal/state mandate?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What agency is mandating the project (note specific section of law/regulation)?
- b. Has the County Attorney reviewed the issue?
- c. Are there other possible alternatives to the proposed project?
- d. Is there a deadline to meet the mandate, and is this a recurring requirement? If so, what is the anticipated length of time the proposed project will remain in compliance?

*Click on this box to insert response -box will expand as needed:*



## **Criteria 2: Goals Established in Adopted Plans**

**3. Does the proposed project help to implement goals established in the Comprehensive Plan?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What goal/objective/strategy(s) will be addressed by the proposed project?
- b. What timeline was adopted for implementation?
- c. Who was the agency listed as the responsible party in the plan?

*Click on this box to insert response -box will expand as needed:*

*The concept of providing the necessary "product" for economic development use and successes is covered under Goal #2. Under this goal, listed as objective #7, it discusses putting forth the necessary mechanisms for adequate structures for the needs of modern industry as this will "actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents." The agencies listed as responsible parties are the EDC office and County Council. No timeline given.*

**4. A. Is the proposed project consistent with adopted strategic plans?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question.

If the answer is Yes, provide the following information in the space indicated below.

Be sure to address each question:

- a. What strategic plans reference the proposed project (note any timelines, responsible parties, etc.)?
- b. What agency sponsored the strategic plan?
- c. How was the plan developed?
- d. Has the plan been adopted/endorsed by County Council?

*Click on this box to insert response -box will expand as needed:*

*The plan for developing the Seneca Rail Site fits into the strategic plan for the economic development department. This plan was conducted by the office after vetting of opinions from various stakeholders. The plan was endorsed by County Council and the EDC Commission. Currently, the EDC office is going through a new strategic plan and it is likely to focus on the continued need for product development (industrial parks and shell buildings).*

**B. Does the proposed project implement the recommendations of a previous study?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What agency sponsored the study (note the source of any funding)?
- b. What was the purpose of the study, and when was it performed?
- c. What factors considered in the study have changed since the work was done?
- d. Have the results of the study been presented to County Council?

*Click on this box to insert response -box will expand as needed:*

*No specific study but the EDC office and County Council has made product development a focus due to its' overall need and based off prior successes. The County has built two shell buildings and sold them. The County developed the Oconee County Commerce Center (an industrial park) and it is now full.*

**5. Has the proposed project been consistently included in previous Capital Improvement Plans?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. When was the project first proposed?
- b. What was the original proposed date of construction/acquisition/implementation?
- c. Has any other agency also included the proposed project (or significant portion of) on their capital improvement plan?

*Click on this box to insert response -box will expand as needed:*

*Product development has been a focus for many years by Council. Specifically, this is the first time the Seneca Rail Site, and its potential development, has been vetted. The property was just acquired in early summer 2012.*

*No other agency has included this project.*

### **Criteria 3: Economic Development**

6. **Will the proposed project result in the creation [directly or indirectly] of (or retention of) jobs?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How many jobs will be created?
- b. How many jobs will be retained that would otherwise be lost without the proposed project?
- c. What types of jobs?
- d. What is that anticipated pay range of the jobs?
- e. Are there other known job-related benefits associated with the proposed project?

*Click on this box to insert response -box will expand as needed:*

*Yes but to what extent is unknown. Having a rail site that is developed is a "game-changer" as far as economic development is concerned. There are not a lot of rail served sites in the Upstate so this could be a key asset. Now that the inland port is being developed, this site feeds directly into it. This is a very attractive site as long as we position it correctly.*

*The questions related to jobs are hard to answer but a rail site generally brings with it manufacturing-type jobs so they would be high-paying in nature.*

7. **Will the proposed project facilitate development that directly enhances revenues through taxes or fees?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What sources of increased revenues (taxes, fees, etc.) are anticipated to stem from the proposed project?
- b. What is the anticipated annual impact on each revenue source?
- c. Are there other possible enhancements to revenues that may be associated with the proposed project?

*Click on this box to insert response -box will expand as needed:*

*Another question that is hard to exactly answer but it is safe to say this site and the economic development success it will bring will have a positive effect on revenues for all governments involved.*

**8. Will the proposed project enhance the County's image, thereby attracting potential investors?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How will the proposed project be viewed by the 'average' citizen?
- b. How 'visible' will the proposed project (or its benefits) be?
- c. What type(s) of, and how much, private investment is the proposed project anticipated to attract?
- d. What level and type of promoting will be necessary to achieve the proposed project's maximum potential in attracting investment?

*Click on this box to insert response -box will expand as needed:*

*The "average" citizen should see this as opportunity for the county to bring in jobs and investment. After two successful build-outs of shell buildings and their sale resulting in over \$12 million investments and over 125 new jobs then it should be viewed as a good option for the county to further pursue product development. We must have product as right now are options are limited.*

*This project will be very "visible" as it would be a brand new rail served site in the State of South Carolina.*

*Success breeds success. Many private developers are taking notice of what is occurring in Oconee and new opportunities are blooming. As the jobs come in, it gives disposable income and this will result in a "trickle-down-effect" across the local economy.*

*You can rest assured the EDC office will market the heck out of it and lean on partners to help tell the story (ex. SC Power Team, SC Commerce)*

**9. Will the proposed project help prevent the loss of jobs and/or revenue (other than any discussed above in this section) from Oconee County?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What types of jobs/revenue are subject to loss without the proposed project?
- b. Has a project similar to the one proposed been completed in the county/jurisdiction to which the jobs/revenue will potentially be lost? If so, describe.
- c. Are there known alternatives to the proposed project that may effectively save the jobs/revenue?

*Click on this box to insert response -box will expand as needed:*

*A: Hard to say but not having this site will not breed economic development successes to the extent we could with it.*

*B: N/A*

*C: No. The nature of economic development is currently being driven by product...either you have it or you don't. And if you do not then companies look elsewhere.*

## **Criteria 4: Capital Fiscal Impact**

**10. Will proposed project have a positive impact on the General Fund budget?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How will the proposed project enhance revenues?
- b. What is the anticipated annual impact to the General Fund budget?
- c. What is the anticipated cost of delaying construction/acquisition of the proposed project?

*Click on this box to insert response -box will expand as needed:*

*A: It will only increase revenues over the long-term.*

*B: Cannot estimate but it will be positive.*

*C: Millions of capital investments and likely many jobs.*

**11. Will the proposed project facilitate acquisition of grants and/or other outside funding?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What types of grants and/or other outside funding sources are expected to be made available by construction/acquisition of the proposed project?
- b. Have other jurisdictions successfully leveraged such funds with similar projects? If so, provide a brief overview.

*Click on this box to insert response -box will expand as needed:*

*Hard to pinpoint an exact answer but sometimes an economic development project can result in more grants, etc. If we are successful in landing new projects into the site, there are ways to leverage funds.*

**12. Will the project be economically sustainable?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What resources (staffing, maintenance, upgrades, etc.) are anticipated to be required to operate and maintain the proposed project?
- b. How will the proposed project offset the cost of operation and maintenance?
- c. Are there additional potential sources of economic benefit available?

*Click on this box to insert response -box will expand as needed:*

*A: The EDC staff can handle the construction management side with assistance from key allies within county government.*

*B: N/A*

*C: Yes, grants and UTC funds.*

**13. Is the proposed project supported by available or previously designated funding?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What funding sources are designated for the proposed project?
- b. If the construction/acquisition of the proposed project is to be phased or otherwise completed over a period of 2 or more fiscal years, are the designated funds available for each fiscal year?

*Click on this box to insert response -box will expand as needed:*

*A: None.*

*B: Unknown.*

**14. Will construction/acquisition of the proposed project now result in significant savings or economies of scale?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What are the anticipated costs to delaying the project?
- b. Are there factors other than inflation that may result in additional costs?

*Click on this box to insert response -box will expand as needed:*

*A: Millions of investment dollars and jobs.*

*B: Oil costs as those affect building materials.*



## **Criteria 5: Operation and Maintenance Fiscal Impact**

**15. Will the proposed project have a positive impact on operation and maintenance budgets?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the anticipated annual cost to operate and maintain the proposed project?
- b. What existing asset is to be replaced or modified by the proposed capital project?  
Include annual cost to operate and maintain, and note expected savings.

*Click on this box to insert response -box will expand as needed:*

*A: Hard to say exactly but will have a positive benefit.*

*B: N/A*

**16. Will the proposed project improve the efficiency of existing operations?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What existing services will be impacted by the proposed project?
- b. In what way will the proposed project improve existing services?
- c. Are there options to the proposed project to gain similar improvements in efficiency?

*Click on this box to insert response -box will expand as needed:*

*Hard to truly nail down an answer here but landing an economic development deal as a result of building out this site likely will impact existing services. To what extent, is hard to say.*

**17. Is the proposed project considered 'low-maintenance'?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. If the proposed project is the construction/acquisition of a replacement or improvement of an existing asset, how will it compare to current requirements?
- b. What are the key features related to ensuring the proposed project will require little maintenance?
- c. Are there warranties or guarantees associated with the proposed project?

*Click on this box to insert response -box will expand as needed:*

*A: This is a new project.*

*B: It would require general maintenance of roads and grass cutting.*

*C: N/A*

**18. Will the proposed project require additional resources (staff, funding, etc.) to support its operation?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What additional resources will be required?
- b. Can some resources be 'shared' with other assets?
- c. Are there options available that will limit need for additional resources?

*Click on this box to insert response -box will expand as needed:*

*It is hard to say to what extent related to the questions above as this is a new site with unlimited potential.*

**19. Are there any existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What assets will be rendered obsolete/surplus or otherwise unneeded by the proposed project?
- b. How functional are the assets in their current condition?
- c. What are the potential uses for the assets?
- d. What is the estimated costs to recondition/upgrade the assets for these identified potential uses? How much to demolish?

*Click on this box to insert response -box will expand as needed:*

*It is hard to say to what extent related to the questions above as this is a new site with unlimited potential.*

## **Criteria 6: Impact on Service Levels**

**20. Will proposed project bring service up to desired level?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the desired level of service?
- b. Was the target service level determined through a formal study? If not, what is determination based on?

*Click on this box to insert response -box will expand as needed:*

*It is hard to say to what extent related to the questions above as this is a new site with unlimited potential.*

**21. Will the proposed project improve levels of service provided by more than one asset or function?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What other asset or function will be enhanced by the proposed project?
- b. How will levels of service be enhanced?

*Click on this box to insert response -box will expand as needed:*

*It is hard to say to what extent related to the questions above as this is a new site with unlimited potential.*



## **Criteria 7: Relationship to Other Projects/Coordination**

**22. Does the proposed project coordinate well with other ongoing or planned projects?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What other projects may be impacted by the decision to construct/acquire the proposed project at this time?
- b. Are there any special concerns that need to be addressed to ensure the development of the proposed project does not negatively impact other projects?

*Click on this box to insert response -box will expand as needed:*

*This will be a great addition to the "product inventory" for Oconee. In economic development recruitment, you want options and having a 100+ acre rail site is a jewel.*

*A: None but hard to fully determine.*

*B: No*

**23. Can the project be effectively coordinated with other projects in the same area?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What other capital projects are being constructed/acquired in the same area?
- b. What are the steps necessary to ensure the proposed project does not negatively impact (or are negatively impacted by) other projects?

*Click on this box to insert response -box will expand as needed:*

*A: There could be some alignment with the City of Seneca as they develop the old Propex building.*

*B: Stay focused.*

**24. Does the proposed project address needs or otherwise benefit other jurisdictions?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What jurisdiction(s) will benefit from the proposed project?

- b. What are the potential benefits?
- c. Is there a potential for partnership with the jurisdiction? Click on gray area to insert response -box will expand as needed:

*Click on this box to insert response -box will expand as needed:*

*A: The city of Seneca will benefit.*

*B: The ripple effects of economic development success will be felt in numerous ways across the county and Upstate.*

*C: Yes, Seneca. To what level is yet to be determined.*

**25. Is the project timely or subject to a window of opportunity?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the timeframe for constructing/acquiring the proposed project?
- b. What are the potential negative impacts of delaying the project?
- c. Can construction/acquisition of the proposed project be phased or otherwise accomplished over multiple years?

*Click on this box to insert response -box will expand as needed:*

*A: The faster, the better.*

*B: Potential loss of economic development deals.*

*C: Yes.*

**26. Will the project create any disruption or inconvenience to the public?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What are the potential sources of disruption or inconvenience to the public?
- b. What steps can be taken to mitigate the problems?

*Click on this box to insert response -box will expand as needed:*

*A: None really as this development is all on site.*

*B: N/A*

**27. Is the proposed project the best use of the funding available for its category of project?**

Yes  No  N/A

If the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. Are there other similar projects proposed (or expected to be proposed in the near future)?
- b. Why is the proposed project the best use of the funds?

*Click on this box to insert response -box will expand as needed:*

*A: We have Golden Corner underway, Echo Hills and a potential shell building No. 3.*

*B: It is a rail site. That fact alone makes this an attractive site for companies as long as we can get it "shovel ready."*





Conceptual Site Plan

Option 1

Seneca Rail Site  
Oconee County, South Carolina

NOTE: THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE CLIENT AND SHALL BE THE CLIENT'S RESPONSIBILITY.



Project No. 2009  
August 11, 2012 ( 28' x 8.5" )



REGISTERED PROFESSIONAL ENGINEERS, INC.





DATE: 10/1/2011  
 PROJECT: SENeca RAIL SITE  
 DRAWING: CONCEPTUAL SITE PLAN  
 SCALE: 1" = 100'  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH  
 APPROVED BY: J. SMITH



**Conceptual Site Plan**  
**Option 1**  
**Seneca Rail Site**  
**Oconee County, South Carolina**







NOTE: OTHER SPACES TO BE PROVIDED TO MEET WATER, WASTEWATER, SEWER, AND OTHER INFORMATION REQUIREMENTS FOR DEVELOPMENT OF THIS AND OTHER PARCELS AT THE TIME OF DEVELOPMENT.



Project No. 12412  
 September 12, 2012  
 ( IN FEET )



**Conceptual Site Plan**  
**Option 2**  
**Seneca Rail Site**  
**Oconee County, South Carolina**





Preliminary Cost Opinion for Roadway and Water System Improvements  
 In Series 114  
 Sewer Site In  
 Goose County, South Carolina

| PHASE 1 - ROADWAY IMPROVEMENTS   |          |      |   |  |           |                  |
|--|----------|------|---|--|-----------|------------------|
| Approximately 2,000 LF of Wide 2-Lane Roadway to serve the rear of Sewer Rail Site |          |      |   |  |           |                  |
| No.  | Quantity | Unit | Item Description  | Engineer Price                               |           | Total            |
| 1  | 1        | LS   | Mobilization/Bonding  | \$   | 55,000    | \$ 55,000        |
| 2  | 4,000    | LF   | Bit Paving  | \$   | 4         | \$ 16,000        |
| 3  | 7        | AC   | Clearing and Grubbing (Roadway/Right of Way)                  | \$   | 2,500     | \$ 24,500        |
| 4  | 1        | EA   | Construction Entrance/Exit                                    | \$   | 2,000     | \$ 2,000         |
| 5  | 30,000   | CY   | Earthwork (On-Site Excavation/Backfill/Compaction Operations) | \$   | 4         | \$ 120,000       |
| 6  | 750      | LF   | 18-inch RCP Storm Drainage Pipe                               | \$   | 35        | \$ 26,250        |
| 7  | 600      | LF   | 24-inch RCP Storm Drainage Pipe                               | \$   | 40        | \$ 24,000        |
| 8  | 600      | LF   | 36-inch RCP Storm Drainage Pipe                               | \$   | 60        | \$ 36,000        |
| 9  | 1        | LS   | Butterfly Valve (100-foot open)                               | \$   | 200,000   | \$ 200,000       |
| 10   | 24,000   | SY   | Turf Reinforcement Matting (Green Armor 7010)                 | \$   | 5         | \$ 120,000       |
| 11   | 8        | EA   | Check Dams  | \$   | 250       | \$ 2,000         |
| 12   | 5,560    | LF   | 18-inch Concrete Curb and Gutter                              | \$   | 15        | \$ 83,400        |
| 13   | 10,500   | SY   | 12-inch Graded Aggregate Base Course                          | \$   | 18        | \$ 189,000       |
| 14   | 10,500   | SY   | 2-inch Asphalt Binder Course (Type B)                         | \$   | 12        | \$ 126,000       |
| 15   | 10,500   | SY   | 2-inch Asphalt Surface Course (Type B)                        | \$   | 12        | \$ 126,000       |
| 16   | 1        | LS   | Striping and Signage  | \$   | 15,000    | \$ 15,000        |
| 17   | 6        | AC   | Grassing  | \$   | 2,000     | \$ 12,000        |
|  |          |      |   | Subtotal:                                    | \$        | 1,158,850        |
|  |          |      |   | Contingency:                                 | \$        | 116,150          |
|  |          |      |   | Topographic and Right-of-Way Surveying:      | \$        | 7,500            |
|  |          |      |   | Geotechnical Investigation:                  | \$        | 5,000            |
|  |          |      |   | Engineering Design and Permitting:           | \$        | 92,000           |
|  |          |      |   | Bidding and Award:                           | \$        | 4,500            |
|  |          |      |   | Construction Administration and Observation: | \$        | 70,000           |
|  |          |      |   | Construction Materials Testing:              | \$        | 13,000           |
|  |          |      |   | <b>Project Total:</b>                        | <b>\$</b> | <b>1,465,000</b> |

**Notes**

1. Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgement as a professional and are subject for general guidance of Peeble Milliken Enterprises, Inc.
2. Unit Prices and Quantities are subject to variation upon final design.
3. Estimate assumes on-site soils are suitable to meet engineering criteria.
4. Estimate assumes that relocation of existing utilities will not be required.
5. Cost of Asphalt is based on rate of \$98/band on grade and recent bid climate in the area.
6. Estimate does not include any permitting impact fees associated with SCDDT, SCONEC, USACE, or Goose County.
7. Clearing and grubbing for road widening includes right-of-way only.
8. Estimate does not include the acquisition of additional Right of Way.
9. Estimate does not include costs for wetland determinations or mitigation.
10. Pavement sections to be verified based on Geotechnical Exploration.
11. Estimate does not include allowances for rock excavation.



Preliminary Cost Estimate for Roadway and Water System Improvements  
 at Series the  
 Seneca Site in  
 Oconee County, South Carolina

| WATER SYSTEM IMPROVEMENTS  |          |      |   |   |       |           |
|--|----------|------|---|---|-------|-----------|
| Approximately 2,750 LF 12-inch Water Main for the Seneca Rail Site |          |      |   |   |       |           |
| No.  | Quantity | Unit | Item Description                            | Engineer Price                                      |       | Total     |
| 1  | 1        | LS   | Mobilization/Fencing                        | \$  | 5,500 | \$ 5,500  |
| 2  | 2,750    | LF   | 12-inch PVC Water Main with Appurtenances   | \$  | 25    | \$ 68,750 |
| 3  | 2        | EA   | Air Release Valves                          | \$  | 5,000 | \$ 10,000 |
| 4  | 3        | EA   | 12-inch Gate Valve                          | \$  | 3,500 | \$ 10,500 |
| 5  | 3        | EA   | Fire Hydrant Assembly                       | \$  | 3,500 | \$ 10,500 |
| 6  | 1        | EA   | Connection to Existing 12-inch Water Main   | \$  | 5,000 | \$ 5,000  |
| 7  | 50       | LF   | Bore and Jack 24-inch HDPE Casing (Streams) | \$  | 325   | \$ 16,250 |
|  |          |      |   | Water System Improvements Subtotal:                 | \$    | 126,500   |
|  |          |      |   | Contingency:  | \$    | 12,000    |
|  |          |      |   | Engineering Design and Permitting:                  | \$    | 10,000    |
|  |          |      |   | Bidding and Award:                                  | \$    | 4,500     |
|  |          |      |   | Construction Administration and Observation:        | \$    | 7,500     |
|  |          |      |   | Record Drawings/Permit to Operate/Project Closeout: | \$    | 4,500     |
|  |          |      |   | Project Total:                                      | \$    | 165,000   |

**Notes:**

1. Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgement as a professional and are supplied for general guidance of Piedmont MHIKON Enterprises, Inc.
2. Unit Prices and Quantities are subject to variation upon final design.
3. Cost is based on rate of \$68/linear foot of 12-inch diameter pipe and recent bid data in the area.
4. Estimate does not include any permitting impact fees associated with SCDOT, SCDHEC, USACE or Oconee County.
5. Estimate assumes Clearing and Grubbing will be included in the Roadway portion of the project.
6. Estimate assumes Topographic Surveying will be included in the Roadway portion of the project.
7. Estimate does not include the acquisition of additional Right of Way.
8. Estimate does not include costs for wetland delineation or mitigation.





*Estimates Via Alliance Engineering*

**Due Diligence Study and Preliminary Master Plan (Fall 2012)**

- Due Diligence Scope
  - o Phase I ESA
  - o Protected Species Assessment
  - o Cultural Resource Identification Survey
  - o Preliminary Geotechnical Exploration
  - o Boundary Survey (COMPLETE)
  - o Aerial Topo Survey (2-ft contours)
  - o Wetland Delineation and USACE Submittal
  - o Wetland Survey
  - o **Due Diligence Cost = \$45,000**
- Preliminary Master Plan
  - o Conceptual Site Plan(s)
  - o Road, Water, Wastewater, Rail Confirmation and Preliminary Cost Estimation
  - o Preliminary Cost Estimation to rough grade two (2) building pads based on approved conceptual site plan
  - o **Preliminary Master Plan Cost = \$15,000**
- Deliverables
  - o Bound copies of the study
  - o Digital copies of the study

**Site Certification (Spring 2013)**

- Take the site through the 3 Step process
- Compile all required attachments, mapping, reports, cost estimates, questionnaires, etc per SCDOC/MSD guidelines for each step
- Attend all Site Certification meetings
- After the Site Certification is complete, we will meet with SCDOC, MSD, Oconee County, Upstate Alliance to market and promote the site at NO COST
- **Site Certification Cost = \$35,000**

**Selected Clearing and/or Underbrush Clearing**

- \$2,000 per acre. This is a conservative cost. If there are good pines in there, it may be worth doing selective thinning/clearing, which could be free. But I would say \$2,000 per acre conservatively.



Oconee County, South Carolina  
Capital Project Advisory Committee  
**Capital Improvement  
Project Listing**

| Department Name        | Public Service & Operations | Short Term Economic Development Goals | Ongoing / Long Term Economic Development Goals | Description   | Request             | Source<br>(see key at bottom) | Date Presented to Cmte | Status of Project                                       |
|------------------------|-----------------------------|---------------------------------------|--|---|---------------------|-------------------------------|------------------------|---|
| Facilities Maintenance |                             | X                                     | X  | Brown Building - Up-fit into office space                             | \$750,000           | OCE                           | Unscheduled            | On Hold - Facility in Use                               |
| Economic Development   |                             | X                                     | X  | Revolving Shell Building (#4)   | \$2,000,000         | OCE                           |                        |   |
| Economic Development   |                             | X                                     | X  | Development of Seneca Rail Site                                       | \$2,000,000         | OCE                           | 9-26-12                |   |
| Economic Development   |                             | X                                     |  | Sewer Line to Coneross I-85 & GCCP                                    | \$8,500,000         | PE                            | Unscheduled            | On Hold Pending Administrator work with Sewer Authority |
| Economic Development   |                             |                                       | X  | Golden Corner Commerce Park   | \$3,500,000         |                               |                        |   |
| Economic Development   |                             |                                       | X  | Exit 1 Business Development   |                     |                               |                        | Administrator Requests Removal                          |
| Economic Development   |                             |                                       | X  | Extend Commerce Way to Armstrong Road                                 |                     |                               |                        | Administrator Requests Removal                          |
| Economic Development   |                             |                                       | X  | Land for Oconee County Commerce Park                                  | \$1,500,000         |                               |                        |   |
| Economic Development   |                             |                                       | X  | Exit 3 Development / Construction                                     | \$5,000,000         |                               |                        |   |
| Library                | X                           |                                       |  | Seneca Branch   | \$9,100,000         | OCE                           | Unscheduled            | On Hold - Pending Board Decision re: Location           |
| South Cove             | X                           |                                       |  | Construct New Office  | \$200,000           |                               |                        |   |
| Library                | X                           |                                       |  | Renovate Interior of Walhalla Branch                                  | \$600,000           |                               |                        |   |
| Sheriff                | X                           |                                       |  | Training Facility to include Shoot House & Driving Range for Training | \$1,065,000         |                               |                        |   |
| Solid Waste            | X                           |                                       |  | Landfill Expansion  | \$750,000           |                               |                        |   |
| Library                | X                           |                                       |  | Westminster Branch Expansion  | \$1,000,000         |                               |                        |   |
| Library                | X                           |                                       |  | New 7,400 SF South County Branch                                      | \$2,000,000         |                               |                        |   |
|                        |                             |                                       |  |   | <b>\$37,465,000</b> |                               |                        |   |

OCE - Dept. Head Estimate

Note: Equipment replacement not included within the authority of Administrator; replacement scheduled; PE - Professional Estimate



Oconee County, South Carolina  
Capital Project Advisory Committee

**Capital Improvement  
Project Listing**

**Projects Moved Out  
of Committee**

Public Service &amp; Operations

Short Term Economic Development Goals

Ongoing / Long Term Economic Development Goals

Date Presented to Cmte

| Department           | Public Service & Operations | Short Term Economic Development Goals | Ongoing / Long Term Economic Development Goals | Description                                     | Request     | Source | Date Presented to Cmte | Status of  |
|----------------------|-----------------------------|---------------------------------------|--|---|-------------|--------|------------------------|--|
| Economic Development |                             | X                                     |  | Echo Hills Infrastructure                       | \$5,000,000 | OCE    | 03-2012                | Project Presented - Moved Forward to Plan. Comm. |
| Economic Development |                             | X                                     | X  | Resolving Shell Building (#3)                   | \$2,000,000 | PE     | 08-2012                | Project Presented - Moved Forward to Plan. Comm. |
| Rock Quarry          | X                           |                                       | X  | Land for Rock Quarry                            | \$550,000   | X      | X                      | Purchase in Process                              |
| High Falls           | X                           |                                       |  | Campsite Renovations (water, electric, rebuild) | \$300,000   | PE     | 03-2012                | Project Presented - Moved Forward to Plan. Comm. |
| Solid Waste          | X                           |                                       |  | Expand 2nd Busiest MCC                          | \$850,000   | PE     | 05-2012                | Project Presented - Moved Forward to Plan. Comm. |

OCE - Dept. Fixed Estimate

Note: Equipment replacement not included within the authority of Administrator to establish replacement schedule. PE - Professional Estimate



**Oconee County, South Carolina**  
**Capital Project Advisory Committee**  
**Reviewer's Scoring Sheet**  
**Economic Development Priority Project**

Project Description / Name: \_\_\_\_\_

CPAC Name: \_\_\_\_\_ Date Scored: \_\_\_\_\_ Project Score: \_\_\_\_\_

**Instructions:** Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely False, and 10 indicating the stated consideration is definitely True. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true or false.

| Criteria  | Question #  | Considerations  | Score (0-10) | Total Criteria Score |
|---|---|---|--------------|----------------------|
| <b>Public Health, Safety and Mandates</b><br><br>10% of Score | 1   | Project directly addresses a health and/or safety need  |              |                      |
|   | 2   | Project directly addresses a regulatory mandate.  |              |                      |
| <b>Goals Established in Adopted Plans</b><br><br>20% of Score | 3   | Project helps implement goals established in the Comprehensive Plan                           |              |                      |
|   | 4   | a. Project is consistent with adopted strategic plans   |              |                      |
|   |   | b. Project implements some or all recommendations of a previous study                         |              |                      |
| 5   | Project has been consistently included in previous Capital Improvement Programs (CIP's) |   |              |                      |
| <b>Economic Development</b><br><br>40% of Score               | 6   | Project will facilitate production of jobs  |              |                      |
|   | 7   | Project will facilitate development that directly enhances revenues through taxes and/or fees |              |                      |
|   | 8   | Project will enhance County's image, thereby attracting potential investors                   |              |                      |
|   | 9   | Project will help prevent jobs/revenue leakage from the county                                |              |                      |



| Criteria  | Question # | Considerations  | Score (0-10) | Total Criteria Score |
|---|------------|---|--------------|----------------------|
| <b>Budgetary Impact</b><br><br><b>20% of Score</b>  | 10         | Project will have positive impact on General Fund budget  |              |                      |
|   | 11         | Project will facilitate acquisition of grants and other outside funding                               |              |                      |
|   | 12         | Project will be economically sustainable  |              |                      |
|   | 13         | Project is supported by available or previously designated funding                                    |              |                      |
|   | 14         | Project construction/acquisition now will result in significant savings or economies of scale         |              |                      |
|   | 15         | Project will have a positive impact on operation and maintenance budgets                              |              |                      |
|   | 16         | Project will improve efficiency of existing operations  |              |                      |
|   | 17         | Project will be low-maintenance   |              |                      |
|   | 18         | Project can be supported by existing resources (staff, funding, etc.)                                 |              |                      |
|   | 19         | Existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project |              |                      |
| <b>Impact on Service Levels and Relationship to Other Projects</b><br><br><b>10% of Score</b> | 20         | Project will bring service up to desired level  |              |                      |
|   | 21         | Project will improve service levels of other assets or functions                                      |              |                      |
|   | 22         | Project coordinates well with other projects either ongoing or approved                               |              |                      |
|   | 23         | Project can be effectively coordinated with other projects in same area                               |              |                      |
|   | 24         | Project will benefit other jurisdictions  |              |                      |
|   | 25         | Project is timely or is subject to a window of opportunity  |              |                      |
|   | 26         | Project is planned to create minimal disruption & inconvenience to public                             |              |                      |
|   | 27         | Project is ranked as best use of funding for category of project                                      |              |                      |





## Oconee County, South Carolina

### Capital Project Advisory Committee

#### Reviewer's Scoring Sheet

### Health/Safety/Public Need Priority Project

Project Description / Name: \_\_\_\_\_

CPAC Name: \_\_\_\_\_ Date Scored: \_\_\_\_\_ Project Score: \_\_\_\_\_

**Instructions:** Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely False, and 10 indicating the stated consideration is definitely True. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true or false.

| Criteria  | Question #  | Considerations  | Score (0-10) | Total Criteria Score |
|---|---|---|--------------|----------------------|
| <b>Public Health, Safety and Mandates</b><br><br>30% of Score | 1   | Project directly addresses a health and/or safety need  |              |                      |
|   | 2   | Project directly addresses a regulatory mandate   |              |                      |
| <b>Goals Established in Adopted Plans</b><br><br>20% of Score | 3   | Project helps implement goals established in the Comprehensive Plan                           |              |                      |
|   | 4   | a. Project is consistent with adopted strategic plans   |              |                      |
|   |   | b. Project implements some or all recommendations of a previous study                         |              |                      |
| 5   | Project has been consistently included in previous Capital Improvement Programs (CIP's) |   |              |                      |
| <b>Economic Development</b><br><br>10% of Score               | 6   | Project will facilitate production of jobs  |              |                      |
|   | 7   | Project will facilitate development that directly enhances revenues through taxes and/or fees |              |                      |
|   | 8   | Project will enhance County's image, thereby attracting potential investors                   |              |                      |
|   | 9   | Project will help prevent jobs/revenue leakage from the county                                |              |                      |



| Criteria  | Question # | Considerations  | Score (0-10) | Total Criteria Score |
|---|------------|---|--------------|----------------------|
| <b>Budgetary Impact</b><br><br><b>20% of Score</b>  | 10         | Project will have positive impact on General Fund budget  |              |                      |
|   | 11         | Project will facilitate acquisition of grants and other outside funding                               |              |                      |
|   | 12         | Project will be economically sustainable  |              |                      |
|   | 13         | Project is supported by available or previously designated funding                                    |              |                      |
|   | 14         | Project construction/acquisition now will result in significant savings or economies of scale         |              |                      |
|   | 15         | Project will have a positive impact on operation and maintenance budgets                              |              |                      |
|   | 16         | Project will improve efficiency of existing operations  |              |                      |
|   | 17         | Project will be low-maintenance   |              |                      |
|   | 18         | Project can be supported by existing resources (staff, funding, etc.)                                 |              |                      |
|   | 19         | Existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project |              |                      |
| <b>Impact on Service Levels and Relationship to Other Projects</b><br><br><b>20% of Score</b> | 20         | Project will bring service up to desired level  |              |                      |
|   | 21         | Project will improve service levels of other assets or functions                                      |              |                      |
|   | 22         | Project coordinates well with other projects either ongoing or approved                               |              |                      |
|   | 23         | Project can be effectively coordinated with other projects in same area                               |              |                      |
|   | 24         | Project will benefit other jurisdictions  |              |                      |
|   | 25         | Project is timely or is subject to a window of opportunity  |              |                      |
|   | 26         | Project is planned to create minimal disruption & inconvenience to public                             |              |                      |
|   | 27         | Project is ranked as best use of funding for category of project                                      |              |                      |